

LOWER PAXTON TOWNSHIP
BOARD OF SUPERVISORS

Minutes of Business Meeting held May 15, 2006

A regular business meeting of the Lower Paxton Township Board of Supervisors was called to order at 7:35 p.m. by Vice-Chairman William C. Seeds, Sr. on the above date in the Lower Paxton Township Municipal Center, 425 Prince Street, Harrisburg, Pennsylvania.

Supervisors present in addition to Mr. Seeds were: William L. Hornung, and David B. Blain.

Also in attendance were George Wolfe, Township Manager; Steve Stine, Township Solicitor; Dianne Moran, Planning and Zoning Officer; James Snyder, Township Engineer; Aaron M. Navarro, J. Michael Brill and Associates; and Richard A. Curry, Graystone Bank.

Pledge of Allegiance

Mr. Blain led the recitation of the Pledge of Allegiance.

Approval of Minutes

Mr. Blain made a motion to approve the minutes of the March 28, 2006 joint Board of Supervisors and Planning Commission meeting, March 4, 2006 administrative meeting, and the March 11, 2006 special business meeting. Mr. Hornung seconded the motion, and a unanimous vote followed.

Public Comment

No comment was presented.

Chairman and Board Member's Comments

No comments were presented.

Manager's Report

Mr. Wolfe noted the Board of Supervisors business meeting was held a day earlier than usual because tomorrow is Election Day, and he urged all voters to get out and vote in the primary elections.

Mr. Wolfe explained that the Thomas B. George Jr. Park, Phase I work is nearing completion, along with the construction of Possibility Place, a playground built by Inspired Recreation. He noted that the facility would be built by volunteers from the community during the week of June 14th through 18th and the facility will be totally handicapped accessible, allowing children with all physical abilities to recreate outside. He noted that residents are encouraged to donate their time, talents or treasures to help to construct the playground, and can call Ann Philips at 671-8407 to sign-up.

Mr. Wolfe noted that the Koons Pool Board is still in need of volunteers to keep the pool operations for the upcoming summer season. Individuals who are interested in helping can contact Randy or Vicki Koppenheffer at 657-1438.

Mr. Wolfe explained that the Dauphin County Solid Waste Management Authority is sponsoring an electronic items recycling day at Harrisburg Area Community College on Saturday, May 20th, from 9 a.m. to 1 p.m.

Old Business

There was no Old Business.

New Business

Action on bids for in-line hockey dasher boards

Mr. Wolfe explained that the Township plans to construct a second in-line hockey court at the Thomas B. George Jr. Park. He noted that the Township already has an existing in-line hockey court located at the upper level of Brightbill Park near the Friendship Community Center.

He explained that the Township has had significant success with in-line hockey since the first court was opened. He noted that the new court would be larger than the existing court.

Mr. Wolfe explained that the Township needs to install a dasher board system made up of fiberglass walls and chain-link mesh fencing. It was noted that the Township advertised for bids and received one bid from Rink Systems in the amount of \$69,200. He explained that the bid was reviewed by staff, and determined to be complete and ready for Board action.

Mr. Wolfe explained that the funding for this item was budgeted in the General Improvement Fund as part of the Thomas B. George Jr. Park development activity for this fiscal year. He noted that the cost for the project is more than what was budgeted, as the estimated price for construction was \$45,000.00. He reported that estimates received, during the bid process, varied from the low bid of \$69,200 to almost \$100,000. He noted that several vendors were solicited, but only one chose to respond to the bidding process.

Mr. Blain questioned how the bid could be so far off from the estimated cost that was included in the budget cost. Mr. Wolfe explained that the budget amount was a schematic estimate performed by staff approximately nine months ago, and it was not an engineer's estimate. He noted that the bid estimate was obtained by calling vendors to secure a price quote. He explained that Mr. Luetchford did contact several vendors after the bid process, and found the price quotes to be much higher.

Mr. Blain noted a concern that the initial George Park budget was determined on the items needed for the park, and a \$25,000 overage would have a significant impact on the price of construction of the park and may have an impact on what could be built in this year's budget.

Mr. Blain suggested that there might be available grant funds, from the National Hockey League, for development of in-line hockey rinks and leagues. He questioned if anyone from the

Township staff had researched this. Mr. Wolfe answered that he was not aware of any grant money for in-line hockey, but noted that he would request Mr. Luetchford to investigate this. He noted that the Board might choose to table this item until Mr. Luetchford has time to look into possible funding. Mr. Blain noted that it was not necessary to table action, but suggested that other forms of funding options be looked into.

Mr. Blain made a motion to approve the bid for the in-line hockey dasher board system to Rink Systems in the amount of \$69,200. Mr. Hornung second the motion, and a voice vote followed: Mr. Blain, aye; Mr. Hornung, aye; and Mr. Seeds, aye.

Preliminary/final land development plan for Graystone Bank at Kings Point

Ms. Moran explained that the purpose of the plan is to construct a 2,400 square foot bank with three drive-through lanes on the vacant Lot #1 of “Kings Point” (formerly Chateau Woods). The property is located on the southwest corner of Linglestown Road and Versailles Drive intersection. She noted that this is a signalized intersection. The property is zoned BC – Business Campus and contains .777 acres. The property will be served by public sewer and public water.

Ms. Moran explained that on April 12, 2006, the Lower Paxton Planning Commission recommended the approval of the plan and waiver requests.

Ms. Moran noted the requested waivers, site-specific conditions, general conditions, and staff comments: 1) Waiver of the requirement to provide a preliminary plan submission; 2) Waiver of the requirement to provide U.S. Coast and Geodetic Survey Datum; 3) Waiver of the requirement to provide storm inlet tops with 10” curb reveal; 4) Plan approval shall be subject to providing original seals and signatures on the plan; 5) Plan approval shall be subject to the payment of engineering review fees; 6) Plan approval shall be subject to the establishment of an improvement guarantee for the proposed site improvements; 7) Plan approval shall be subject to

the Dauphin County Conservation District's review of the Erosion and Sedimentation Control Plan; 8) Plan approval shall be subject to DEP's approval of a sewage facilities planning module; 9) Plan approval shall be subject to the Lower Paxton Township Sewer Department's review and approval of the sanitary sewer design; 10) Plan approval shall be subject to addressing all comments of James Snyder, HRG, Inc.; 11) A street/storm sewer construction permit is required for construction of storm water facilities; and 12) All signage must meet the requirements of Lower Paxton Township's Sign Ordinance. A sign permit is required prior to the installation of any sign.

Ms. Moran noted that on May 2, 2006, the Board of Supervisors tabled action on the plan to allow the applicant the opportunity to address the issues of sidewalk installation and traffic signal improvements. Sidewalks have been provided on the plan, and a contribution of \$10,000 has been offered towards the future installation of a traffic signal at Crums Mill Road and Linglestown Road. She noted that staff recommends the Township accept the contribution towards the signalization.

Mr. Moran noted that Mr. Aaron Navarro from J. Michael Brill, and Mr. Dick Curry from Graystone Bank are present to represent the plan.

Mr. Curry noted that Graystone is very excited to begin the development of the site. Mr. Seeds thanked Mr. Curry on behalf of the Board members for Graystone Bank's generous donation toward future traffic signal improvements.

Mr. Hornung made a motion to approve the preliminary/final land development plan 2006-11 for Graystone Bank at Kings Pointe with the following waivers, site-specific conditions, general conditions, and staff comments: 1) Waiver of the requirement to provide a preliminary plan submission; 2) Waiver of the requirement to provide U.S. Coast and Geodetic Survey

Datum; 3) Waiver of the requirement to provide storm inlet tops with 10" curb reveal; 4) Plan approval shall be subject to providing original seals and signatures on the plan; 5) Plan approval shall be subject to the payment of engineering review fees; 6) Plan approval shall be subject to the establishment of an improvement guarantee for the proposed site improvements; 7) Plan approval shall be subject to the Dauphin County Conservation District's review of the Erosion and Sedimentation Control Plan; 8) Plan approval shall be subject to DEP's approval of a sewage facilities planning module; 9) Plan approval shall be subject to the Lower Paxton Township Sewer Department's review and approval of the sanitary sewer design; 10) Plan approval shall be subject to addressing all comments of James Snyder, HRG, Inc.; 11) A street/storm sewer construction permit is required for construction of storm water facilities; and 12) All signage must meet the requirements of Lower Paxton Township's Sign Ordinance. A sign permit is required prior to the installation of any sign. Mr. Hornung thanked Graystone Bank for their traffic signal contribution.

Mr. Blain seconded the motion and a voice vote followed: Mr. Blain, aye; Mr. Hornung, aye; and Mr. Seeds, aye.

Resolution 06-16; Planning module for the Reinke subdivision plan

Mr. Wolfe explained that the Board of Supervisors, at their last business meeting, approved this planning module, but he requested that the Board rescind the approval and re-approve the planning module. He explained the reason for the request is that the date of approval for this resolution needs to be after the date of the written approval received from the Swatara Township Authority. He noted that Mr. Weaver had received verbal approval prior to the last meeting, but only received the written approval after the meeting, and the dates did not

correspond. He noted that DEP would not accept the planning module with the dates out of order, therefore the request is to rescind and re-approve the planning module.

Mr. Blain made a motion to rescind the approval of Resolution 2006-16 for the Planning Module for the James P. & Susan C. Reinke subdivision plan. Mr. Hornung seconded the motion, and a voice vote followed: Mr. Blain, aye; Mr. Hornung, aye; and Mr. Seeds, aye.

Mr. Blain made a motion to approve Resolution 2006-16, the Planning Module for the James P. & Susan C. Reinke subdivision plan. Mr. Hornung seconded the motion, and a voice vote followed: Mr. Blain, aye; Mr. Hornung, aye; and Mr. Seeds, aye.

IMPROVEMENT GUARANTEES

Calvary United Methodist Church

An extension and increase in a letter of credit with Community Banks in the amount of \$50,916.80 with an expiration date of June 16, 2007.

Estates of Forest Hills, Phase VII

An extension and increase in a letter of credit with Community Banks in the amount of \$849,313.52 with an expiration date of June 7, 2007.

Dauphin County Library Systems

An extension and increase in a pledge of tax revenue in the amount of \$33,002.14 with an expiration date of June 7, 2007.

Mr. Blain made a motion to approve the three improvement guarantees. Mr. Hornung seconded the motion, and a unanimous voice vote followed.

Payment of Bills

Mr. Blain made a motion to pay the bills of Lower Paxton Township and Lower Paxton Township Authority. Mr. Hornung seconded the motion, and a unanimous vote followed.

Adjournment

There being no further business, Mr. Blain made a motion to adjourn the meeting. Mr. Hornung seconded the motion, and a unanimous vote followed. The meeting adjourned at 7:54 p.m.

Respectfully submitted,

Maureen Heberle

Approved by:

Gary A. Crissman
Township Secretary